

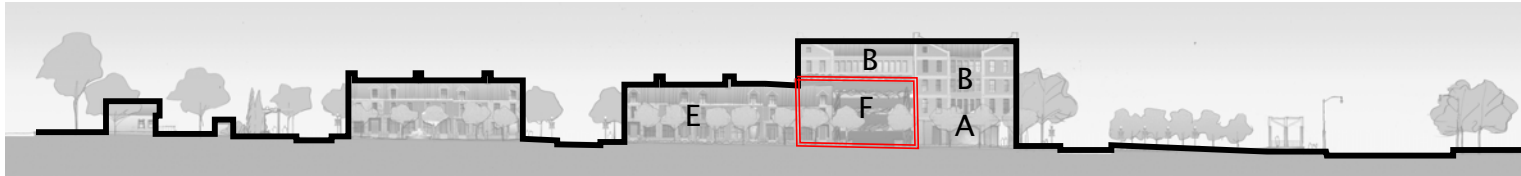


JEFFERSON DAVIS HIGHWAY AT RIVER
PROPOSED PLAN VIEW



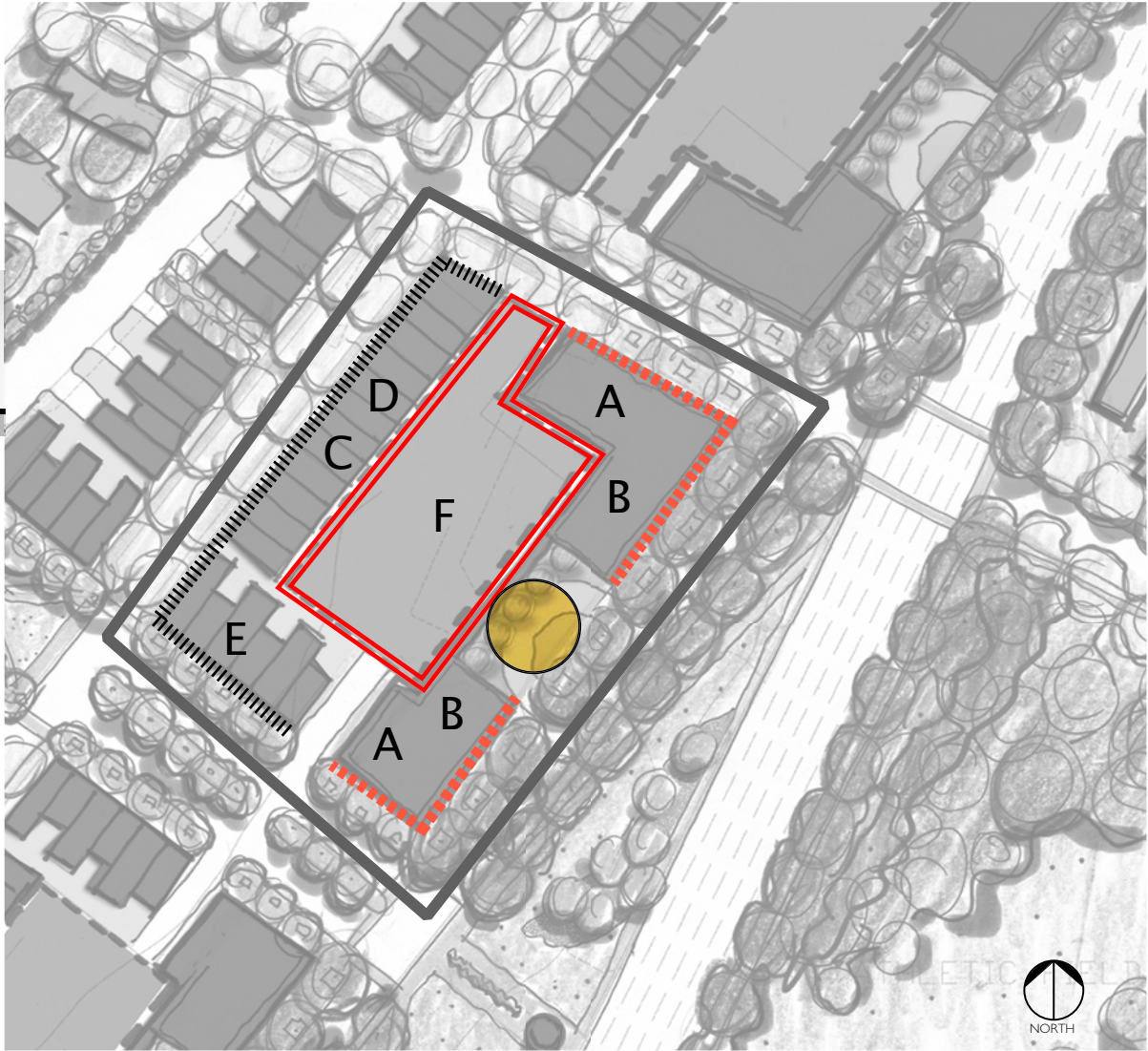


ROUTE 1 AT RIVER – EXISTING









ROUTE 1 AT RIVER – PROPOSED

Plan Symbol	Corridor Name:	Jefferson Davis Highway									
	Sub Area Name:	North of Jefferson Davis									
	Term:	Long Term									
	Use	Building Type	Footprint Area	Total Floors	Use Location	Use Area as Gross Square Feet	Residential Units @ 1/1000 GSF	Parking Requirement	Parking Quantity Required	Parking Type	Drop Off Provided
A	Retail in New Mixed Use Structure	New	21,000	1	Ground Floor	21,000	NA	1 space per 250 GSF	84	In Freestanding Structure	On the Extension of Amaret ST.
B	Office in New Mixed Use Structure	New	21,000	3.0	Upper Floors	63,000	NA	1 space per 250 GSF	252	In Freestanding Structure	On the Extension of Amaret ST.
C	Residential Condominiums in New Construction	New	10,400	3.5	All Floors	36,400	37.0	1.5 sp per dwelling unit	56	In Freestanding Structure	On the Extension of Amaret ST.
D	Residential Lobby and Support	New	5,200	1.0	Ground Floor	5,200	NA	For Residential Staff	4	In Freestanding Structure	On the Extension of Amaret ST.
E	Single Family Row Houses	New	5,700	2.5	All Floors	14,250	6 units @ 2375 GSF each		9	In Freestanding Structure	On the Extension of Amaret ST.
	Totals					139,850	43		405		
	Parking Provided										
F	Free Standing Parking	New	24,400	5.0		122,000		1 space per 300 GSF	406		
	Total								406		



ROUTE 1 AT RIVER – PROPOSED PLAN DETAIL

LEGEND

-  STRUCTURED PARKING
-  RETAIL EDGE
-  ANALYSIS AREA
-  RESIDENTIAL EDGE
-  EXISTING / PROPOSED URBAN PROFILE
-  DROP OFF AREA